



76 Terminus Road  
Eastbourne BN21 3LX

**FOR SALE / TO LET**

## PRIME RETAIL UNIT TO LET

344.47 SQM (3,708 SQ FT)

### Key Features:

- Central location in Eastbourne town centre
- Opposite Beacon Shopping Centre and Cineworld
- Nearby occupiers include H&M, McDonalds, KFC, HSBC & Starbucks
- New lease available
- Rent £45,000 per annum
- Freehold for Sale in the region of £525,000
- Currently vacant





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## Location

The premises is located in Terminus Road which is a prime retail pitch in Eastbourne town centre opposite The Beacon Shopping Centre, with the mainline train station just a short walk away.

The location is home to a number of major retail occupiers such as KFC, McDonalds, Starbucks, H&M and Cineworld to name but a few.

## Accommodation

The property is formed of a mid-terrace three storey building with additional basement. There is a further access point located to the rear of the property.

We have measured the existing accommodation to have the following approximate Net Internal Areas:

Floor	Sq Ft	Sq M
Ground	991	92.08
Basement	1,066	99.00
First	1,142	106.11
Second	509	47.28
<b>Total</b>	<b>3,708</b>	<b>344.47</b>

## EPC

We understand the property has an EPC rating of E (103)

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let with a guide rent of £45,000 per annum, exclusive of rates, building insurance, heating, lighting, etc.

Freehold for sale with offers in the region of £525,000.

## Business Rates

Rateable Value (2023): £30,500.

## VAT

Rents and prices are quoted exclusive but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

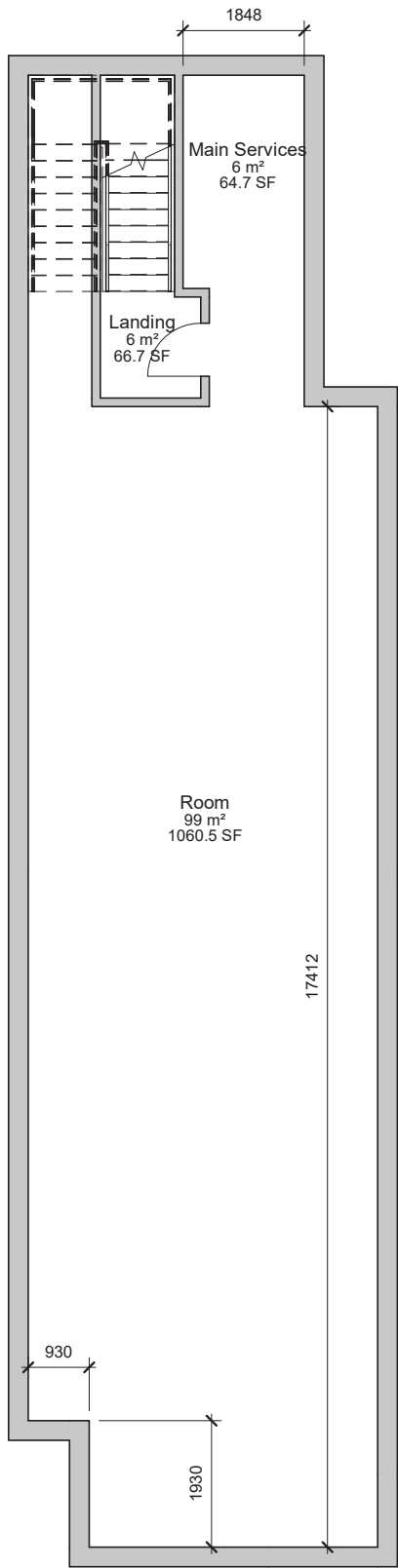
Please contact sole agents Flude Property Consultants:

Will Thomas  
w.thomas@flude.com  
01273 727070

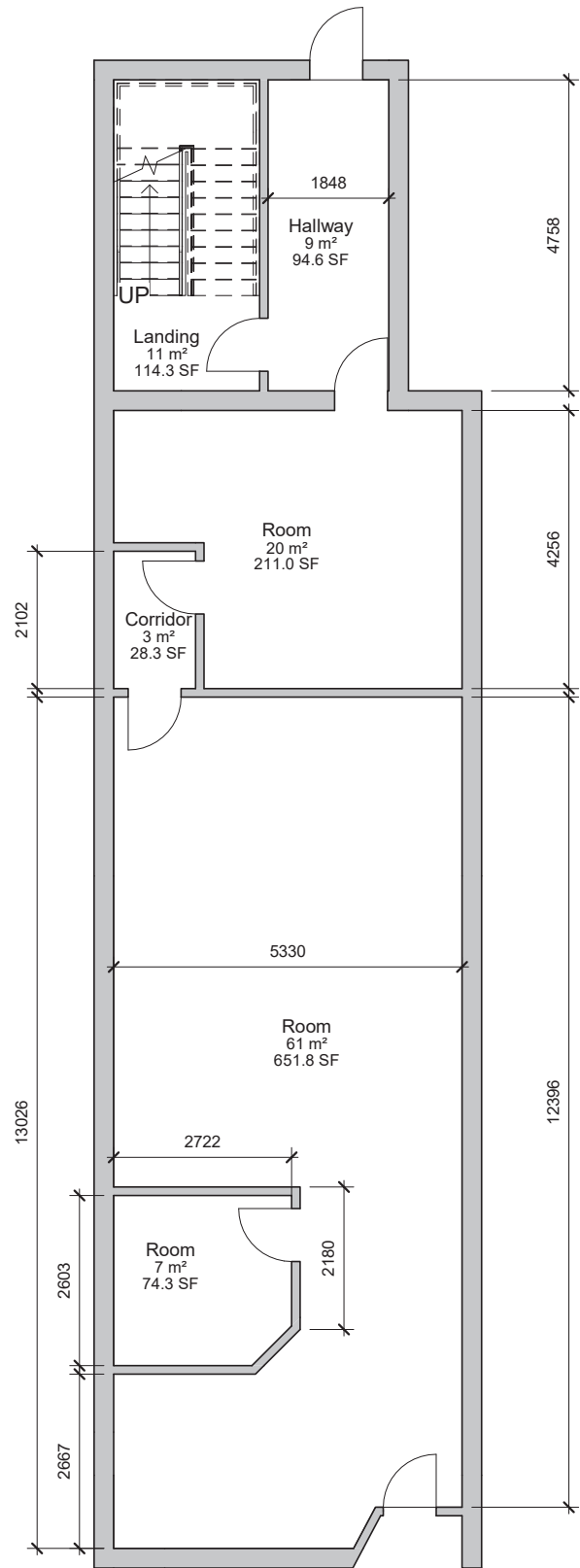
Aaron Lees  
a.lees@flude.com  
01273 727070

[www.flude.com](http://www.flude.com)



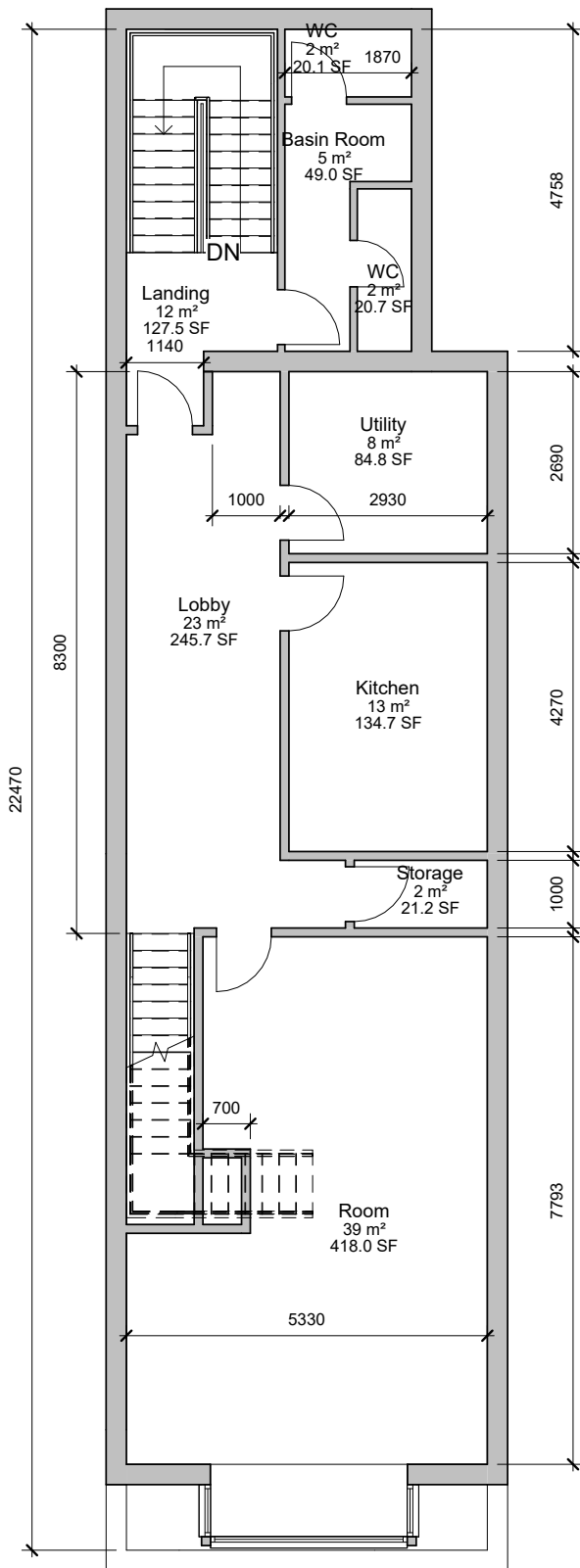


Basement Floor Plan

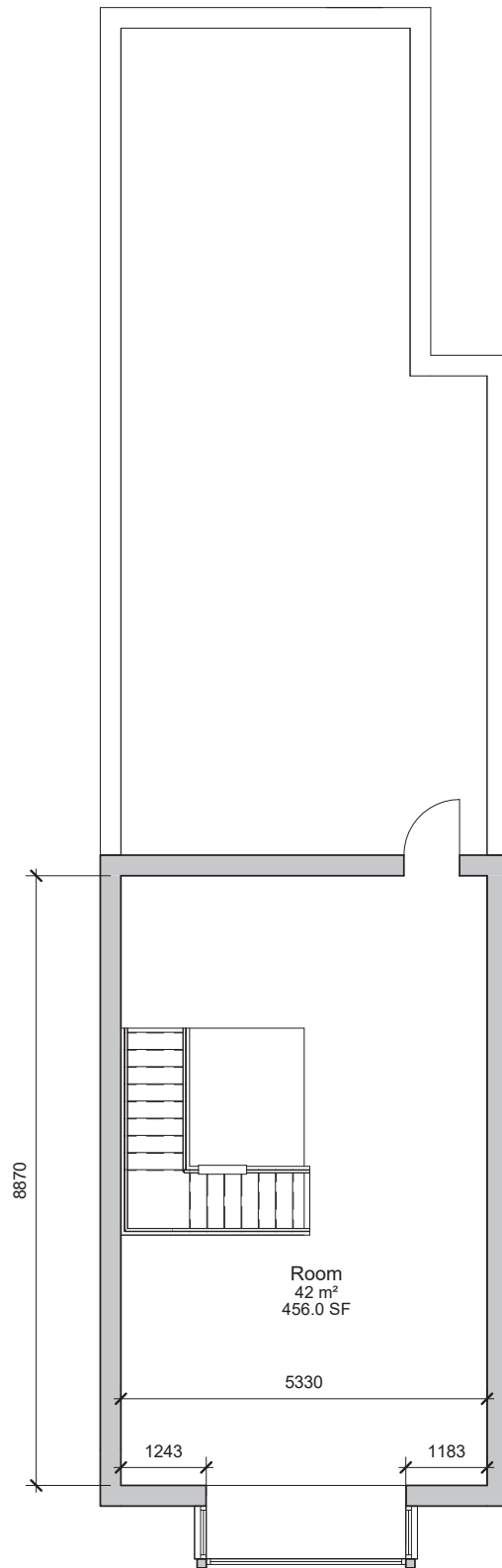


Ground Floor Plan

For identification purposes only.



First Floor Plan



Second Floor Plan

For identification purposes only.